1st Rate Inspections LLC
Property Inspection Report

123 Anywhere, Spring, TX 77381
Inspection prepared for: Mark Smith
Real Estate Agent: -

Date of Inspection: 10/6/2014 Time: 8:30 AM
Age of Home: 1985 Size: 2912
Apprentice Inspector Tori Lange #20709

Inspector: Chris Lange
License #10429
9630 Cannock Chase Dr., Houston, TX 77065
Phone: 832-567-5791
Email: clientcare@1stRateInspections.com
www.1stRateInspections.com

PROPERTY INSPECTION REPORT

Prepared For: Mark Smith
(Name of Client)

Concerning: 123 Anywhere, Spring TX, 77381
(Address or Other Identification of Inspected Property)

By: Chris Lange, License #10429 10/6/2014
(Name and License Number of Inspector) (Date)

(Name and License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (512) 936-3000 (http://www.trec.texas.gov).

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices; and
- lack of electrical bonding and grounding.

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as “Deficient” when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been “grandfathered” because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still

available to you for any questions you may have, throughout the entire closing process.
Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFI outlets may not be installed; **this report will focus on safety and function, not current code**. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.
For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. **Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.**
Exterior Notes: Proper drainage and soil moisture contents should be maintained around the foundation to help minimize future foundation problems. Underground drainage systems are not inspected. These should be maintained for proper drainage. Grading and drainage are probably the most significant aspects of a property, simply because of the direct and indirect damage that moisture can have on structures. More damage has probably resulted from moisture and expansive soils than from most natural disasters. Also, there should be gutters and downspouts with splash blocks that discharge away from the building. In the past, we have discovered evidence of moisture intrusion inside structures when it was raining that would not have been apparent otherwise.
Minor settlement or “hairline” cracks in drives, walks or even foundations are are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary. Also tripping hazards may occur from uneven or gaps in pavement, this should be addressed as needed.
As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that most roofs are walked by inspector. However some roofs may not be walked due to conditions existing which could be dangerous to the inspector, such as too high, or too steep a roofing pitch. Rain could make the surfaces of the roof too slippery to walk on safely. This may require the roof to be observed from lower portions of the roof, the edge of the roof or the ground with binoculars. As such, our inspection may be considered a limited inspection with observations and conclusions drawn from what was visible using a limited view of the roofing materials.
Note that any siding, but especially composition or hardboard siding must be closely monitored. A classic example is the older style Louisiana Pacific siding, where the failure and deterioration provided grounds for a class action lawsuit. Even modern composition siding and, especially, trim, is particularly vulnerable to moisture damage. All seams be must remain sealed and paint must be applied periodically (especially the lower courses at ground level). It is imperative that continued moisture be kept from it, especially from sprinklers, rain splash back or wet grass. Swelling and deterioration may otherwise result.
Vegetation too close to the home can contribute to damage through root damage to the foundation, branches abrading the roof and siding, and leaves providing a pathway for moisture and insects into the home.
Although rails are not required around drop-offs less than 30”, consider your own personal needs and those of your family and guests. By today’s standards, spindles at decks and steps should be spaced no more than 4” apart for the safety of children.
Interior Notes: Interior areas consist of bedrooms, baths, kitchen, laundry, hallways, foyer, and other open areas. All exposed walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Although excluded from inspection requirements, we will inform you of obvious broken gas seals in windows. Please realize that they are not always visible, due to temperature, humidity, window coverings, light source, etc. Your inspection will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas, as the inspector may not move personal items.
Electrical Notes: Note that only accessible GFCI outlets are tested and tripped. Some baths may have non-GFCI outlets which are protected by a GFCI outlet in a remote area (garage, another bath, etc.). Also, note that most electricians agree that smoke detectors are good for about 5 years, and the breakers in your panel box have an expected life of about 20 years. Therefore, if this home was built more than 20 years previous, consider having the panel box and breakers evaluated by a licensed electrician, as an overheated breaker can result in a structural fire. If your home does not have a carbon monoxide detector (few do!), we recommend making that investment. Any home that

has a Bulldog Pushmatic, Sylvania, Zinsco or Federal Pacific Electric panel should have it evaluated by a licensed electrician, as these older types of panels and breakers have been known to overheat and cause house fires. Unable to inspect underground services.

Heating &Air Conditioning Notes: The heating, ventilation, air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood. The inspector will test the heating and air conditioner using the thermostat or other controls. Units are not inspected for cleanliness and/or rust. Recommend proper maintenance of the unit and filter. Units are not inspected for proper size or efficiency. A more thorough investigation of the system, including the heat ("firebox") exchanger, should be conducted by a licensed HVAC service person every year. Failure to do so may result in carbon monoxide escaping through cracks in a heat exchanger or flue pipe, resulting in death.

Bathroom Notes: Bathrooms can consist of many features from hydro therapy tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring.

Unable to test washer utility drains when appliances are connected. Sink and tub overflow drains are not tested for leaks during inspection. Water heaters are not tested for recovery rates or temperature. If a large tub is present recommend buyer test volume of hot water to tub. A 40 gallon water heater may not supply enough hot water to larger tubs.

Optional Devices Notes: Sprinkler controls tested in manual mode only.

Pool checked in manual mode only. Pools shell is a visual inspection only. Pool coatings are considered cosmetic and may not be noted unless conditions are severe. Ancillary equipment such as computer controls, chlorinators or other chemical dispensers, water ionization devices or conditioners are not inspected.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

I. STRUCTURAL SYSTEMS

I	NI	NP	D	
X				A. Foundations

Type of Foundation(s):
• Slab Foundation
• There are no significant cracks or movement noted at this time.
Comments:

I	NI	NP	D	
X			X	B. Grading & Drainage

Comments:

B.1. Although there is not the proper 6" drop within 10' of the slab around certain areas of the structure. Indications are that the water is flowing away from the structure and no immediate issues were noted, recommend monitoring and correcting slope as needed.

B.2. The soil level around the home is higher than recommended or in contact with the siding materials. Recommend lowering the soil line to help prevent water penetration and/or damage to the structure. Mainly at - fronts beds

The soil level around the home is higher than recommended or in contact with the siding materials. Recommend lowering the soil line to help prevent water penetration and/or damage to the structure. Mainly at - fronts beds

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D
X			X

C. Roof Covering Materials

Type(s) of Roof Covering:
• Architectural composition shingles. The nailing pattern for this installation is beyond the scope of a home inspection as lifting the shingles would break the shingles bond.
• Rolled roofing on front flat areas
Viewed From:
• Roof surface by walking on roof.
Comments:

C.1. Damage was noted to the lead roof jack flashings. This is a common occurance due to squirrels getting on roof, recommend a roofing specialist check all lead roof jacks for repair or replacement as needed depending on the extent of damage.

C.2. Debris were noted on the roof which can cause water to back up on the roof and allow water to penetrate through the roofing materials, recommend removing debris from roof. Unable to fully inspect roof covering as debris limit the visibility of the roof surface.

Debris were noted on the roof which can cause water to back up on the roof and allow water to penetrate through the roofing materials, recommend removing debris from roof. Unable to fully inspect roof covering as debris limit the visibility of the roof surface.

Damage was noted to the lead roof jack flashings. This is a common occurance due to squirrels getting on roof, recommend a roofing specialist check all lead roof jacks for repair or replacement as needed depending on the extent of damage.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

Overview of roof

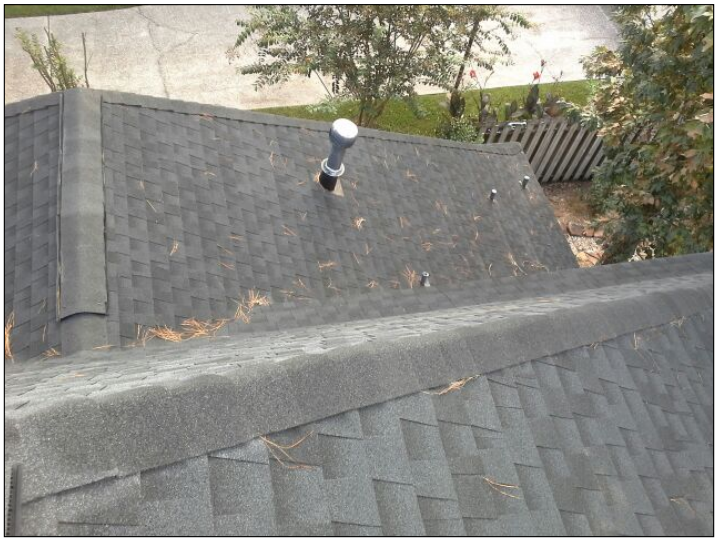
Overview of roof

Overview of roof

Overview of roof

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D



Overview of roof

Overview of roof

X			X	D. Roof Structure and Attic

Viewed From:
• The inspector entered all floored accessible areas of the attic only. Do not walk areas were beams are covered with insulation or low profiled areas were damage could be caused.
• Type of roof system conventional.
• Type of attic ventilation is ridge vents, eave vents, wind turbins .
Approximate Average Depth of Insulation:
• The ceiling insulation is blown fiberglas
• Ceiling insulation is approximately 8-10 inches in depth.
• Vertical insulation is fiberglass batts
• Insulation is approximately 5-8 inches in depth.
Comments:

D.1. Weather stripping should be installed around the edge of the door on the attic stairway to help prevent loss of conditioned air to attic.

D.2. The attic pull-down stairs are not supported properly. It should be hung with 16 penny nails or lag screws in the empty hole at the bracket on the hinge side of the stairway and on the side hinge.

D.3. Attic vertical supports longer than 8' should have a T-style brace to limit amount of bowing in support. Also one is loose at the top connection (one extending over A/C unit)

D.4. The roof decking was deteriorated slightly, recommend all deteriorated decking be replaced to help prevent further damage and water penetration into home. Mainly at - flat portion of the roof (May have been from previous roof)

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

The roof decking was deteriorated slightly, recommend all deteriorated decking be replaced to help prevent further damage and water penetration into home. Mainly at - flat portion of the roof (May have been from previous roof)

Attic vertical supports longer than 8' should have a T-style brace to limit amount of bowing in support. Also one is loose at the top connection (one extending over A/C unit)

X			X	E. Walls (Interior and Exterior)

Wall Materials:
• Prevalent exterior siding is made of brick , masonite.
Comments:

E.1. The home is in need of general painting and repairs of the siding and trim to help prevent moisture penetration and damage. Mainly at right side of garage

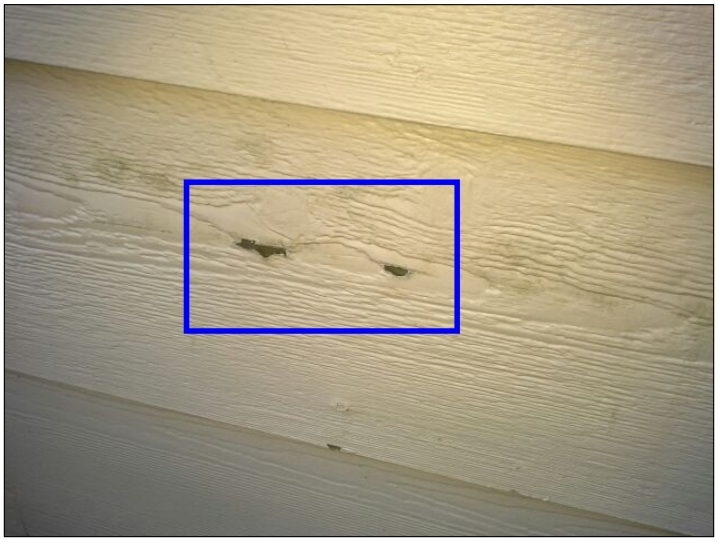
E.2. Seal all electrical lighting fixtures at wall connection to help prevent water penetration.
It is a good idea to leave a small opening at the bottom to allow any water penetrating to escape.

E.3. Seal all vents at wall connection to help prevent water penetration into walls.

E.4. Recommend trimming vegetation so that it is not in contact with the house. Vegetation in contact with the structure can hold moisture against the structure and promote damage of building materials.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D



The home is in need of general painting and repairs of the siding and trim to help prevent moisture penetration and damage. Mainly at right side of garage

Recommend trimming vegetation so that it is not in contact with the house. Vegetation in contact with the structure can hold moisture against the structure and promote damage of building materials.

Seal all electrical lighting fixtures at wall connection to help prevent water penetration. It is a good idea to leave a small opening at the bottom to allow any water penetrating to escape.

Seal all vents at wall connection to help prevent water penetration into walls.

X				F. Ceilings and Floors

Comments:

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D
X			X

G. Doors (Interior and Exterior)

Comments:

G.1. The kitchen pocket doors do not meet squarely in the center, recommend adjusting.

G.2. The door and the upstairs hall bath will not shut properly, it hits the hot shower rod.

The kitchen pocket doors do not meet squarely in the center, recommend adjusting.

The door and the upstairs hall bath will not shut properly, it hits the hot shower rod.

I	NI	NP	D
X			X

H. Windows

Window Types:
• Windows in the home are single pane. The new codes require double pane windows for proper energy efficiency.
Comments:

H.1. Sealant is needed around various windows between the window framing and exterior brickwork to help prevent water penetration, recommend checking all windows for proper sealant.

H.2. Window screens were damaged or had holes in them and should be repaired to help prevent insects from entering. Mainly at - left in master bedroom

H.3. Window screens are bent or damaged on the home. Mainly at - 1) left

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

Sealant is needed around various windows between the window framing and exterior brickwork to help prevent water penetration, recommend checking all windows for proper sealant.

I	NI	NP	D	
X				I. Stairways (Interior and Exterior)

Comments:

I	NI	NP	D	
X			X	J. Fireplace and Chimney

Locations:
- Fireplace is located in the living room.

Types:
- Fireplace is mason built.

Comments:

J.1. The fireplace damper is missing a positive stop or damper clamp to ensure proper ventilation for the gas logs, recommend adding damper clamp.

J.2. Seal all cracks and holes in mortar cap to help prevent further deterioration and water penetration.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D	

Seal all cracks and holes in mortar cap to help prevent further deterioration and water penetration.

X				K. Porches, Balconies, Decks, and Carports

Comments:

		X		L. Other

Comments:

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

II. ELECTRICAL SYSTEMS

I	NI	NP	D
X			X

A. Service Entrance and Panels

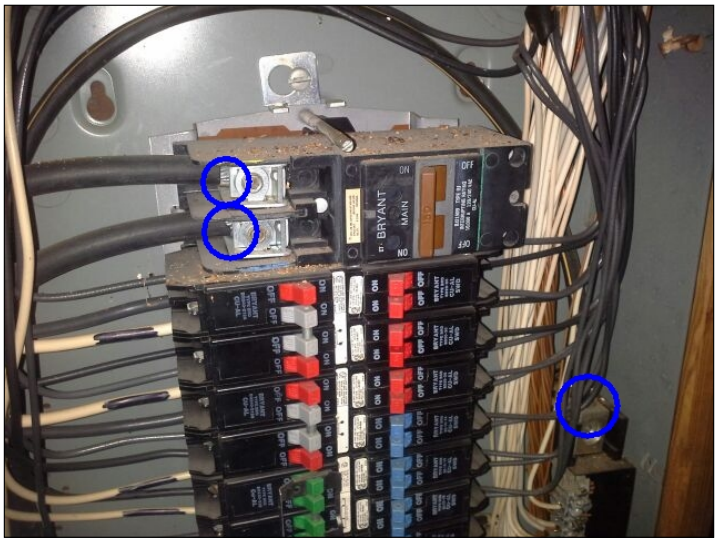
Panel Locations:
• Main electrical panel is on the right interior of garage.
• Unable to inspect underground services.
Materials,Amp Rating & Brand:
• Main Panel aluminum wiring 150 Amp Bryant
Comments:

A.1. There is no antioxidant on main aluminum feeds to the panel box. This should be used to help prevent overheating.

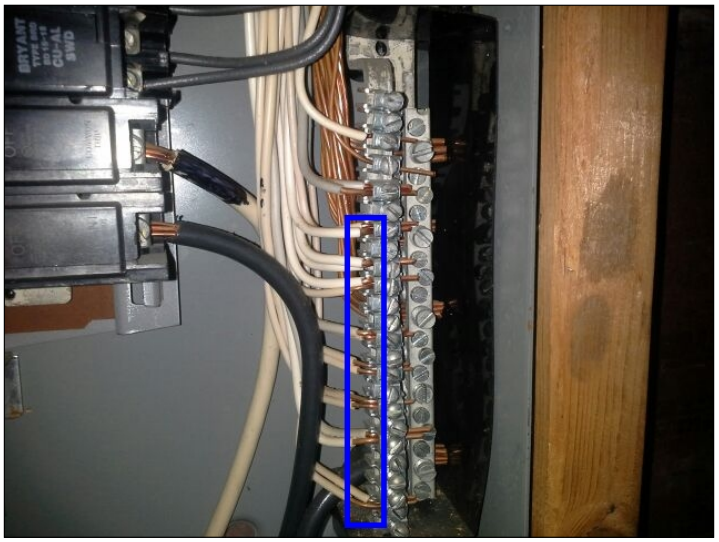
A.2. There are more than one neutral wire located under the same screw. Neutral wires should be separated to individual screws.

A.3. There are more than two ground wires located under the same screw on the ground bar. Ground wires should have no more than two wires under an individual screw.

A.4. Ground or neutral bar is not bonded to the panel box as recommended.



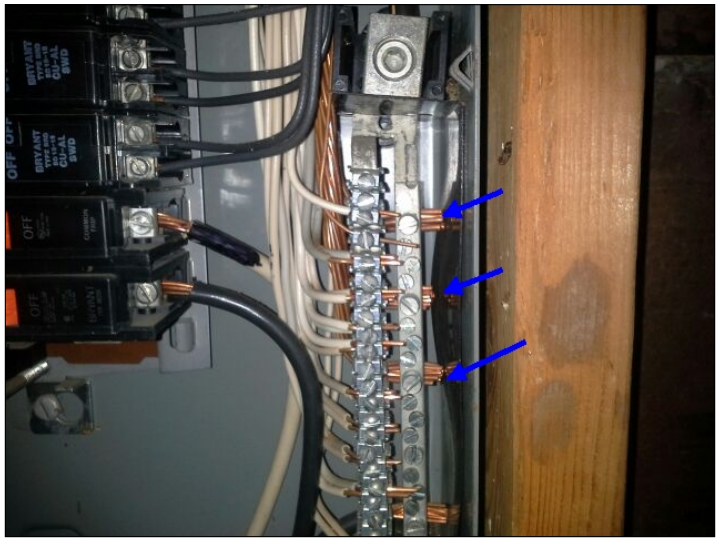
There is no antioxidant on main aluminum feeds to the panel box. This should be used to help prevent overheating.



There are more than one neutral wire located under the same screw. Neutral wires should be separated to individual screws.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D



There are more than two ground wires located under the same screw on the ground bar. Ground wires should have no more than two wires under an individual screw.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D
X			X

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:
• Branch circuits are copper wiring
• GFCI's locations - garage, half bath, kitchen, bar, master bath
• Smoke detectors are tested with test button only.
Comments:

B.1. Arc-Fault Circuit Interrupters (AFCI's) were not noted in all of the recommended areas as is required by the Texas Real Estate Commission. This may not have been required at time of construction.

B.2. Electrical receptacle(s) are registering no electricity. Mainly at - exterior left front corner, rear of garage

B.3. Electrical receptacle(s) are registering reverse polarity. Mainly at - exterior right of front entry, rear entry, last wall on the interior of garage

B.4. When installing electrical receptacles in combustible materials the box should be back set no more than 1/8th" from the surface to help prevent fire.

B.5. The GFCI (Ground Fault Circuit Interrupter) electrical outlet does not trip when tested. Mainly at - half bath, kitchen (marked with a red dot)

B.6. There is no GFCI (Ground Fault Circuit Interrupter) protected for the exterior. Mainly at - exterior right of front entry

B.7. Not all of the recommended electrical receptacles are GFCI (Ground Fault Circuit Interrupter) protected for the garage. It is now recommended that all receptacles in the garage be GFCI protected. Previous codes may have only required one receptacle to be GFCI protected at time of construction.

B.8. There are visible unprotected wiring splices. Recommend the wiring be properly enclosed. Mainly at - main attic

B.9. Some or all of the bulbs in the light fixture(s) did not respond to normal controls. Recommend replacing or installing bulb(s) to verify fixture is operation correctly in all none functioning fixtures. Some fixture my be on motion or photo cells and are not tested during the inspection. Mainly at - game room

B.10. Line and loads wires are reversed on A/C disconnect. Mainly at- left unit

B.11. Smoke detectors were not noted in all recommended areas. Smoke detectors should be located on each floor, in all bedrooms and in hall way leading to bedrooms and at least one on each floor.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

When installing electrical receptacles in combustible materials the box should be back set no more than 1/8th" from the surface to help prevent fire.

There are visible unprotected wiring splices. Recommend the wiring be properly enclosed. Mainly at - main attic

Line and loads wires are reversed on A/C disconnect. Mainly at- right unit

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

I	NI	NP	D
X			X

A. Heating Equipment

Type of Systems:
• Central Forced Air
• There are two A/C & heating units for this property.
• AC/Heating unit #1 is located in the 2nd floor attic and covers the 1st floor.
• AC/Heating unit#2 is located in the main attic and covers the 2nd floor.
• Filter type is disposable.
Energy Sources:
• Heating unit(s) is natural gas.
• Automatic Igniter(s)
Comments:

A.1. There is no drip leg or sediment trap for gas lines on both furnaces. These helps prevent trash from clogging jets.

A.2. There is improper clearance to combustibles around the flue pipe. Upstairs unit

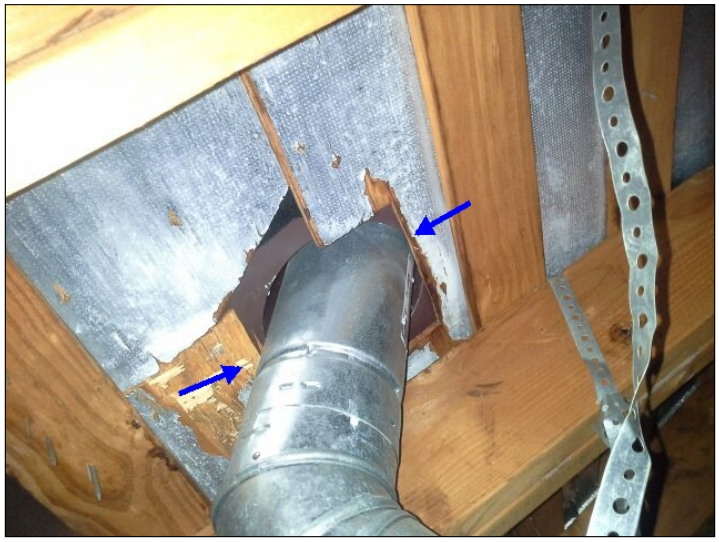
A.3. The vent pipe for the furnace is loose or separated causing a carbon monoxide to leak in the surrounding area. This can be dangerous or fatal if not corrected, recommend a heating specialist for immediate repairs.

There is no drip leg or sediment trap for gas line on the furnace. This helps prevent trash from clogging jets.

The vent pipe for the furnace is loose or separated causing a carbon monoxide to leak in the surrounding area. This can be dangerous or fatal if not corrected, recommend a heating specialist for immediate repairs.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D



There is improper clearance to combustibles around the flue pipe.
Upstairs unit

X			X	B. Cooling Equipment

Type of Systems:
• Central Forced Air
• A/C unit #1 High / Low differential should fall between 16 an 21 degrees at the unit for proper cooling. The differential for this unit is 8-9 degrees.
• A/C unit #2 High / Low differential should fall between 16 an 21 degrees at the unit for proper cooling. The differential for this unit is 0 degrees.
• AC compressor(s) is electric.
Comments:

B.1. The downstairs A/C unit is not operating properly, evident by a low temperature differential of 8-9 degrees. Recommend consulting an A/C and Heating specialist for further evaluation/repair and to check for other repairs that may be needed at that time.

B.2. The downstairs A/C unit is not** properly, evident by a low temperature differential of 0 degrees. Recommend consulting an A/C and Heating specialist for further evaluation/repair and to check for other repairs that may be needed at that time.

B.3. The A/C compressor is not operating for the upstairs unit.

B.4. The insulation is missing or damaged on the A/C suction line at the condensing unit. Recommend repair or replacement to prevent cooling loss from exterior temperatures.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D	

The insulation is missing or damaged on the A/C suction line at the condensing unit. Recommend repair or replacement to prevent cooling loss from exterior temperatures.

X				C. Duct system,Chases, and Vents

Comments:

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

IV. PLUMBING SYSTEM

I	NI	NP	D
X			X

A. Water Supply System and Fixtures

Location of Water Meter:
• The water meter is located at the left curb.
• The water meter was checked for any movement to check for possible leaks and no movement was noted at time of inspection.
• The gas meter is located on the left.
Location of Main Water Supply Valve:
• Water supply lines are made of galvanized. Galvanized piping may need future repair or replacement.
• The main water shutoff is located on the left exterior wall of home.
• Static Water Pressure Reading:52
Comments:

A.1. Recommend painting all exposed plastic pipe to prevent premature deterioration from UV rays.

A.2. The house is plumbed with the majority of the original galvanized pipe. Galvanized pipes may need future repair or replacement.

A.3. At least one anti-siphon is missing on an exterior faucet, recommend anti-siphon devices be installed on all exterior water faucets.

Recommend painting all exposed plastic pipe to prevent premature deterioration from UV rays.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D	
X			X	B. Drains, Wastes, and Vents

Comments:

B.1. Drain and waste pipes are made of plastic.

B.2. Overflows are not tested.

B.3. The sink drain stopper is not attached. Mainly at - master bath

I	NI	NP	D	
X			X	C. Water Heating Equipment

Energy Source:
• Unit #1 water heater is gas.
Capacity:
• The water heater #1 is 50 gallon capacity.
• Water heater(s) is/are located in the attic for the entire home.
Comments:

C.1. The T&P (Temperature & Pressure relief valve) is not opening under normal pressure, this usually means that it may not function as intended when needed and should be replaced. It is recommended by the manufacture that the T&P valve be replaced every three years.

C.2. No drip leg or sediment trap for gas line on water heater. This helps prevent trash from clogging jets.

C.3. The gas water heater is not properly vented, the furnace should be vented with double wall vent pipe through the roof with a rain collar installed above the roof jack sealed and terminated with a type B vent cap. This can be a fire hazard if not corrected recommend a licensed plumer for corrective action immediately.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

The T&P (Temperature & Pressure relief valve) is not opening under normal pressure, this usually means that it may not function as intended when needed and should be replaced. It is recommended by the manufacture that the T&P valve be replaced every three years.

The gas water heater is not properly vented, the furnace should be vented with double wall vent pipe through the roof with a rain collar installed above the roof jack sealed and terminated with a type B vent cap. This can be a fire hazard if not corrected recommend a licensed plumer for corrective action immediately.

		X		D. Hydro-Massage Therapy Equipment

Comments:

		X		E. Other

Comments:

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D	

V. APPLIANCES

I	NI	NP	D	
X				A. Dishwashers

Comments:

A.1. Dishwasher is operating as intended.

I	NI	NP	D	
X				B. Food Waste Disposers

Comments:

B.1. Garbage disposal is operating as intended.

I	NI	NP	D	
X				C. Range Hood and Exhaust Systems

Comments:

C.1. The range vent is vented to the exterior.

C.2. The range vent is operating as intended.

I	NI	NP	D	
X				D. Ranges, Cooktops, and Ovens

Comments:

D.1. Oven is electric.

D.2. Cook top is gas

D.3. Oven Thermostat to Temperature Reading: 350F / 345-350F

D.4. The oven is operating as intended.

D.5. The cooktop is operating as intended.

I	NI	NP	D	
X				E. Microwave Ovens

Comments:

E.1. The microwave is operating as intended.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D	
			X	F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

F.1. There was no exhaust vent fan installed. It is required for all bathrooms to have a vent fan or operable window to help remove moisture from these areas. Mainly at - master bath

I	NI	NP	D	
X			X	G. Garage Door Operators

Comments:

G.1. The lock for the overhead garage door has not been removed or disabled as recommended by the electric garage door manufacturer.

G.2. The electric garage door opener did not properly reverse when the manual safety reverse was block tested.

I	NI	NP	D	
X				H. Dryer Exhaust Systems

Comments:

H.1. Indications are that the dryer vent is operating as intended.

I	NI	NP	D	
		X		I. Other

Comments:

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D	

VI. OPTIONAL SYSTEMS

		X		A. Landscape Irrigation (Sprinkler) Systems

Comments:

		X		B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction:
Comments:

		X		C. Outbuildings

Materials:
Comments:

		X		D. Private Water Wells (A coliform analysis is recommended)

Type of Pump:
Type of Storage Equipment:
Comments:

		X		E. Private Sewage Disposal (Septic) Systems

Type of System:
Location of Drain Field:
Comments:

		X		F. Other

Comments:

Report Summary

Summery Notes: The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. All repairs should be done by a licensed or trained professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

STRUCTURAL SYSTEMS		
Page 5 Item: B	Grading & Drainage	B.1. Although there is not the proper 6" drop within 10' of the slab around certain areas of the structure. Indications are that the water is flowing away from the structure and no immediate issues were noted, recommend monitoring and correcting slope as needed. B.2. The soil level around the home is higher than recommended or in contact with the siding materials. Recommend lowering the soil line to help prevent water penetration and/or damage to the structure. Mainly at - fronts beds
Page 6 Item: C	Roof Covering Materials	C.1. Damage was noted to the lead roof jack flashings. This is a common occurance due to squirrels getting on roof, recommend a roofing specialist check all lead roof jacks for repair or replacement as needed depending on the extent of damage. C.2. Debris were noted on the roof which can cause water to back up on the roof and allow water to penetrate through the roofing materials, recommend removing debris from roof. Unable to fully inspect roof covering as debris limit the visibility of the roof surface.
Page 8 Item: D	Roof Structure and Attic	D.1. Weather stripping should be installed around the edge of the door on the attic stairway to help prevent loss of conditioned air to attic. D.2. The attic pull-down stairs are not supported properly. It should be hung with 16 penny nails or lag screws in the empty hole at the bracket on the hinge side of the stairway and on the side hinge. D.3. Attic vertical supports longer than 8' should have a T-style brace to limit amount of bowing in support. Also one is loose at the top connection (one extending over A/C unit) D.4. The roof decking was deteriorated slightly, recommend all deteriorated decking be replaced to help prevent further damage and water penetration into home. Mainly at - flat portion of the roof (May have been from previous roof)

Page 9 Item: E	Walls (Interior and Exterior)	E.1. The home is in need of general painting and repairs of the siding and trim to help prevent moisture penetration and damage. Mainly at right side of garage E.2. Seal all electrical lighting fixtures at wall connection to help prevent water penetration. It is a good idea to leave a small opening at the bottom to allow any water penetrating to escape. E.3. Seal all vents at wall connection to help prevent water penetration into walls. E.4. Recommend trimming vegetation so that it is not in contact with the house. Vegetation in contact with the structure can hold moisture against the structure and promote damage of building materials.
Page 11 Item: G	Doors (Interior and Exterior)	G.1. The kitchen pocket doors do not meet squarely in the center, recommend adjusting. G.2. The door and the upstairs hall bath will not shut properly, it hits the hot shower rod.
Page 11 Item: H	Windows	H.1. Sealant is needed around various windows between the window framing and exterior brickwork to help prevent water penetration, recommend checking all windows for proper sealant. H.2. Window screens were damaged or had holes in them and should be repaired to help prevent insects from entering. Mainly at - left in master bedroom H.3. Window screens are bent or damaged on the home. Mainly at - 1) left
Page 12 Item: J	Fireplace and Chimney	J.1. The fireplace damper is missing a positive stop or damper clamp to ensure proper ventilation for the gas logs, recommend adding damper clamp. J.2. Seal all cracks and holes in mortar cap to help prevent further deterioration and water penetration.
ELECTRICAL SYSTEMS		
Page 14 Item: A	Service Entrance and Panels	A.1. There is no antioxidant on main aluminum feeds to the panel box. This should be used to help prevent overheating. A.2. There are more than one neutral wire located under the same screw. Neutral wires should be separated to individual screws. A.3. There are more than two ground wires located under the same screw on the ground bar. Ground wires should have no more than two wires under an individual screw. A.4. Ground or neutral bar is not bonded to the panel box as recommended.

Page 16 Item: B	Branch Circuits, Connected Devices, and Fixtures	B.1. Arc-Fault Circuit Interrupters (AFCI's) were not noted in all of the recommended areas as is required by the Texas Real Estate Commission. This may not have been required at time of construction. B.2. Electrical receptacle(s) are registering no electricity. Mainly at - exterior left front corner, rear of garage B.3. Electrical receptacle(s) are registering reverse polarity. Mainly at - exterior right of front entry, rear entry, last wall on the interior of garage B.4. When installing electrical receptacles in combustible materials the box should be back set no more than 1/8th" from the surface to help prevent fire. B.5. The GFCI (Ground Fault Circuit Interrupter) electrical outlet does not trip when tested. Mainly at - half bath, kitchen (marked with a red dot) B.6. There is no GFCI (Ground Fault Circuit Interrupter) protected for the exterior. Mainly at - exterior right of front entry B.7. Not all of the recommended electrical receptacles are GFCI (Ground Fault Circuit Interrupter) protected for the garage. It is now recommended that all receptacles in the garage be GFCI protected. Previous codes may have only required one receptacle to be GFCI protected at time of construction. B.8. There are visible unprotected wiring splices. Recommend the wiring be properly enclosed. Mainly at - main attic B.9. Some or all of the bulbs in the light fixture(s) did not respond to normal controls. Recommend replacing or installing bulb(s) to verify fixture is operation correctly in all none functioning fixtures. Some fixture my be on motion or photo cells and are not tested during the inspection. Mainly at - game room B.10. Line and loads wires are reversed on A/C disconnect. Mainly at- left unit B.11. Smoke detectors were not noted in all recommended areas. Smoke detectors should be located on each floor, in all bedrooms and in hall way leading to bedrooms and at least one on each floor.
HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS		

Page 18 Item: A	Heating Equipment	A.1. There is no drip leg or sediment trap for gas lines on both furnaces. These helps prevent trash from clogging jets. A.2. There is improper clearance to combustibles around the flue pipe. Upstairs unit A.3. The vent pipe for the furnace is loose or separated causing a carbon monoxide to leak in the surrounding area. This can be dangerous or fatal if not corrected, recommend a heating specialist for immediate repairs.
Page 19 Item: B	Cooling Equipment	B.1. The downstairs A/C unit is not operating properly, evident by a low temperature differential of 8-9 degrees. Recommend consulting an A/C and Heating specialist for further evaluation/repair and to check for other repairs that may be needed at that time. B.2. The downstairs A/C unit is not** properly, evident by a low temperature differential of 0 degrees. Recommend consulting an A/C and Heating specialist for further evaluation/repair and to check for other repairs that may be needed at that time. B.3. The A/C compressor is not operating for the upstairs unit. B.4. The insulation is missing or damaged on the A/C suction line at the condensing unit. Recommend repair or replacement to prevent cooling loss from exterior temperatures.
PLUMBING SYSTEM		
Page 21 Item: A	Water Supply System and Fixtures	A.1. Recommend painting all exposed plastic pipe to prevent premature deterioration from UV rays. A.2. The house is plumbed with the majority of the original galvanized pipe. Galvanized pipes may need future repair or replacement. A.3. At least one anti-siphon is missing on an exterior faucet, recommend anti-siphon devices be installed on all exterior water faucets.
Page 22 Item: B	Drains, Wastes, and Vents	B.3. The sink drain stopper is not attached. Mainly at - master bath

Page 22 Item: C	Water Heating Equipment	C.1. The T&P (Temperature & Pressure relief valve) is not opening under normal pressure, this usually means that it may not function as intended when needed and should be replaced. It is recommended by the manufacture that the T&P valve be replaced every three years. C.2. No drip leg or sediment trap for gas line on water heater. This helps prevent trash from clogging jets. C.3. The gas water heater is not properly vented, the furnace should be vented with double wall vent pipe through the roof with a rain collar installed above the roof jack sealed and terminated with a type B vent cap. This can be a fire hazard if not corrected recommend a licensed plumer for corrective action immediately.
APPLIANCES		
Page 25 Item: F	Mechanical Exhaust Vents and Bathroom Heaters	F.1. There was no exhaust vent fan installed. It is required for all bathrooms to have a vent fan or operable window to help remove moisture from these areas. Mainly at - master bath
Page 25 Item: G	Garage Door Operators	G.1. The lock for the overhead garage door has not been removed or disabled as recommended by the electric garage door manufacturer. G.2. The electric garage door opener did not properly reverse when the manual safety reverse was block tested.